



## **New Build high quality One bedroom apartment in the centre of Morzine**

**Price : 395 000 €**

**Reference 7864030**

**Morzine**

**Apartment**

**Bedrooms 1**

**Floors 3**

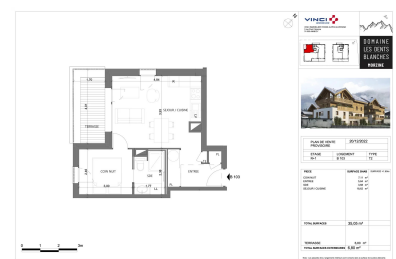
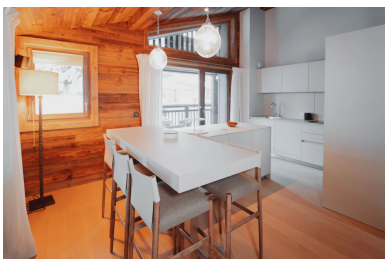
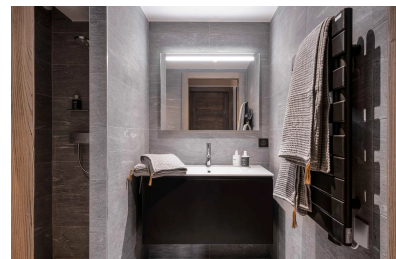
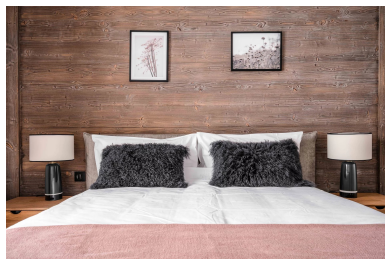
**Habitable Area 35.05 m<sup>2</sup>**

### **Description**

New Build high quality one bedroom apartment in the centre of Morzine. Situated just a few steps from the centre of Morzine, this residence is ideal for those looking for a peaceful and quiet location with easy access to the slopes. In addition, this area offers panoramic views of Le Pleney and Super Morzine. Everything the resort has to offer is on your doorstep! These new 3-level residences are composed of 14 high-standard apartments from 1 to 5 bedrooms, each with high-quality fittings and finishes. This apartment comes with a fully equipped kitchen and bathroom, a cellar and an exterior parking space. Apartment B103 on the first floor will offer one bedroom, one bathroom, an open plan living room/kitchen for a total area of 35.05sqm. The

apartment also has a south west facing terrace of 6.80sqm. You can personalize your apartment according to a catalogue of available finishes and create the perfect space to suit your taste. Features include:

- Reduced notary fees (2.2%)
- Recovering the VAT (20%)
- Underfloor heating
- Sold with ten year build guarantees
- Optimal thermal and acoustic insulation
- Low energy consumption Exterior parking and cave are included. Please note : photos are to demonstrate quality and style of build from the developers previous projects, and may not be the actual representation of each apartment The property is covered by the copropriété rules. A rare opportunity to buy into the project at an early stage. Please contact us with details of your requirements and we will get back to you with apartments that fit your criteria. Delivery date: 2ème Trimestre 2025 The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



Logement économe	Logement
≤ 50 A	En attente du diagnostic
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement énergivore	

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